

CHARLES THOMPSON, SUSAN GRAY BAILEY,  
 MELISSA BAILEY PERRY, AMANDA ELIZABETH BAILEY,  
 AND REBECCA GRAY BAILEY, GRANTORS  
*Noten*

TO

WARRANTY DEED

ERIC L. SAPPENFIELD, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, CHARLES THOMPSON, SUSAN GRAY BAILEY, MELISSA BAILEY PERRY, AMANDA ELIZABETH BAILEY, and REBECCA GRAY BAILEY, *Noten* hereby sell, convey, and warrant unto the Grantee, ERIC L. SAPPENFIELD, the land in DeSoto County, Mississippi, being more particularly described as follows:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

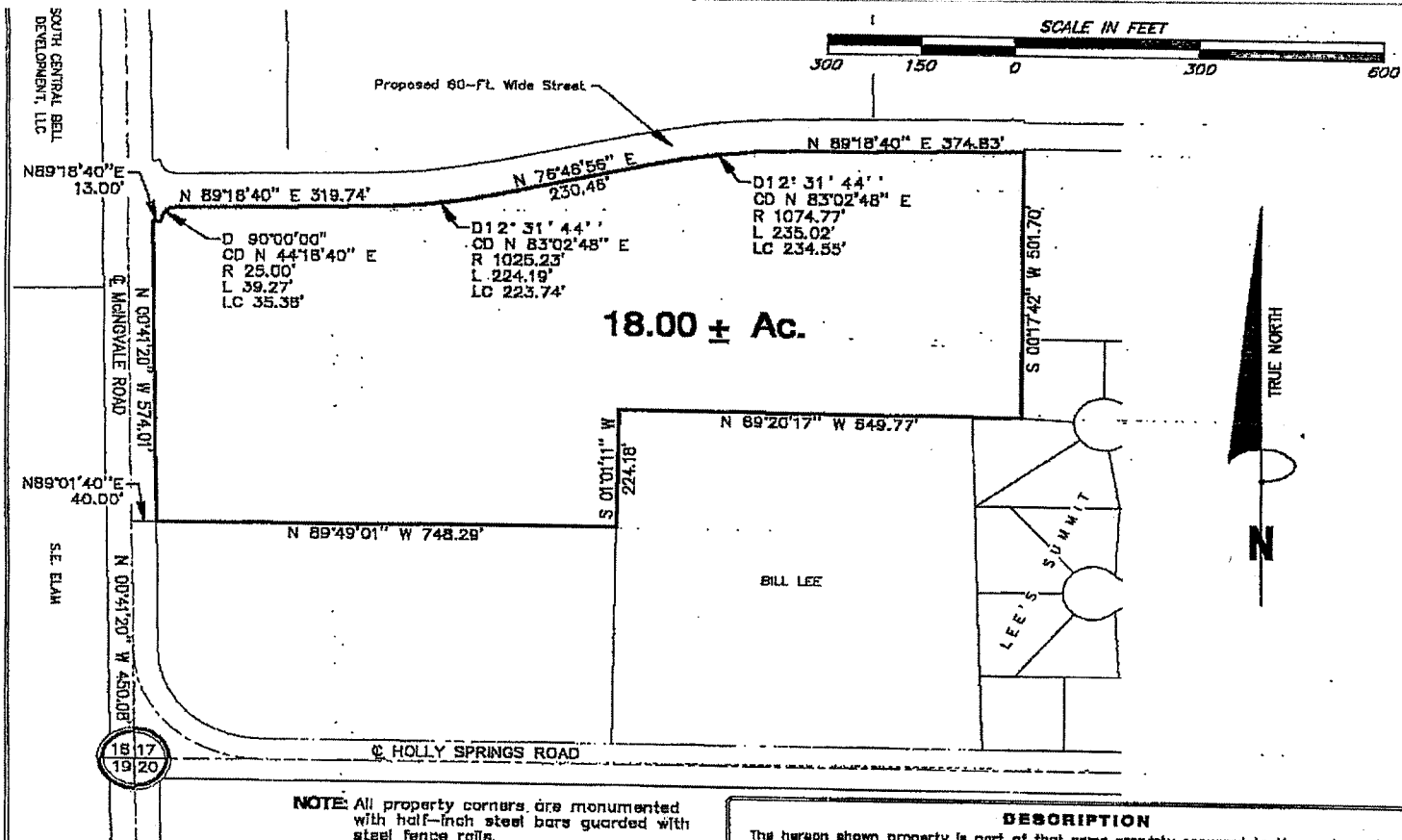
By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for 2004 shall be paid by the Grantee when due. Possession will be given upon delivery of this deed.

By way of explanation this is the same property conveyed to Grantor, Charles Thompson, Eric L. Sappenfield, and Lowell Bailey in Deed Book 448, page 3, in the office of the Chancery Clerk of DeSoto County, Mississippi. Lowell Bailey is now deceased and his Will is probated in Cause No. 04-7-1199 in the Chancery Court of DeSoto County, Mississippi. His heirs at law and beneficiaries under his will, his wife, Susan Gray Bailey, and his three daughters, Melissa Bailey Perry, Amanda Elizabeth Bailey and Rebecca Gray

STATE MS.-DESOTO CO. 55

AUG 27 2 02 PM '04

480 PG 693  
 M. L. DAVID CH. CLK.



NOTE: All property corners are monumented with half-inch steel bars guarded with steel fence rails.

DESCRIPTION

Part of the Southwest Quarter of Section 17, Township 3 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a point commonly accepted as the southwest quarter of said quarter section; thence run North 00°41'20" West a distance of 449.88 feet to a point on the centerline of Molngvale Road (80-foot wide); thence run North 89°01'40" East a distance of 40.00 feet to a half-inch steel bar on the east right-of-way line of said Molngvale Road and the Point of Beginning; thence run North 00°41'20" West a distance of 574.21 feet along said east right-of-way line to a half-inch steel bar; thence run North 89°18'40" East a distance of 13.00 feet to a half-inch steel bar at the point of curvature of a curve to the right (D=90°00'00", R=25.00', CD=N44°18'40"E, LC=35.38'); thence run Northeasterly a distance of 39.27 feet along said curve to a half-inch steel bar at the point of tangency of said curve, said point being on the south right-of-way line of a proposed 60-foot wide street; thence run the following calls along said proposed south right-of-way line to a half-inch steel bar:

North 89°18'40" East 319.74 feet  
Curve Left: D=12°31'44", R=1025.23' Arc=224.19'  
CD=N 83°02'48" E, LC=223.74'  
North 76°46'56" East 230.46 feet  
Curve Right: D=12°31'44", R=1074.77', Arc=235.02'  
CD=N 83°02'48" E, LC=234.55'  
North 89°18'40" East 373.83 feet

Thence run South 00°17'42" West a distance of 501.70 feet to a half-inch steel bar; thence run North 89°20'17" West a distance of 649.77 feet to and along the north line of the Bill Lee property to the northwest corner of said Lee property; thence run South 01°01'11" West a distance of 224.18 feet along the west line of said Lee property to a half-inch steel bar; thence run North 89°49'01" West a distance of 748.29 feet to the Point of Beginning and containing 18.00 acres, more or less. Bearing are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated June 30, 2003.

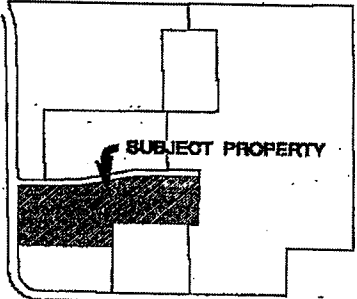
DESCRIPTION

The hereon shown property is part of that same property conveyed to Vernon Lee, et ux by warranty deed recorded in Deed Book 45 on Page 352 of the Chancery Records of DeSoto County, Mississippi.

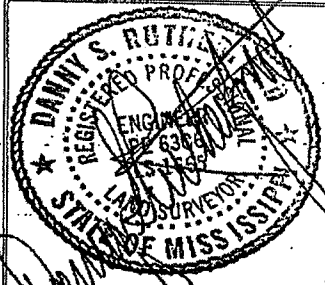
The right-of-way of Molngvale Road was conveyed by Vernon Lee and wife Ora Lee Douglas to DeSoto County on February 13, 1958 and recorded in Deed Book 41 on Page 537 of the Chancery Records of DeSoto County, Mississippi.

According to Federal Emergency Agency Flood Insurance Rate Map No. 28033C0120.D, dated May 3, 1990, the hereon shown property is not located in a flood hazard zone.

This is a Class "B" Survey.



LEE'S SUMMIT P. U. D.



JUNE 30, 2003

PLAT OF SURVEY OF PART OF THE  
SOUTHWEST QUARTER OF SECTION 17,  
TOWNSHIP 3 SOUTH, RANGE 7 WEST,  
DeSOTO COUNTY, MISSISSIPPI

EXHIBIT A

BK0480PG0694

Bailey, convey this property to the Grantee.

EXECUTED this the 27<sup>th</sup> day of August, 2004.

Charles Thompson  
CHARLES THOMPSON

Susan Gray Bailey  
SUSAN GRAY BAILEY

Melissa Bailey Perry  
MELISSA BAILEY PERRY

Amanda Elizabeth Bailey  
AMANDA ELIZABETH BAILEY

Rebecca Gray Bailey Roten  
REBECCA GRAY BAILEY, Roten  
GRANTORS

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named CHARLES THOMPSON, SUSAN GRAY BAILEY, MELISSA BAILEY PERRY, AMANDA ELIZABETH BAILEY, and REBECCA GRAY BAILEY, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 27 day of August, 2004.

May Wallace Brown  
Notary Public

My Commission Expires:

GRANTORS AND GRANTEE'S ADDRESS: 3858 Swinnea Road, #5, Rutland Place,  
Succubaven, MS 38671

Home #: (662) 342-3436 Business #: (662) 342-3436

Prepared by:  
Walker, Brown & Brown, P. A.  
P. O. Box 276  
Hernando, MS 38632  
(662) 429-5277  
(901) 521-9292